MINUTES

Mountain Park Condominiums Owners Association
West Boundary, HotTub Install, Funding Policy & Bylaws, 30-30-613 — November 25, 2025
Collister Library Sycamore Room — 6:40 - 7:55 PM

On Tuesday, November 25, 2025 a meeting of the Board of Directors of Mountain Park Condominiums was held in the Sycamore meeting room at the Collister library branch.

The **Agenda** of the meeting was:

- Boundary location of 15th Street west property line
- HotTub installation date
- Process for handling the RoofDeck project
- Procedure for amending Bylaws to codify the Funding Policy
- Reserve Study discussion and procedure
- State Statue 30-30-613

On November 20th, an email announcing the meeting was sent to all board members. The membership was notified of the meeting on November 23rd by email and invited to attend as observers.

Attending in person were six (6) board members: Larry Howard; Byron Minton; Jason Almerico; Barbara Mason; John Liparelli and Zo Cserna. Not attending: Donna Calhoun. Three (3) other unit owners attended.

President Larry Howard called the meeting to order at 6:40 pm. A quorum was present.

Property line. Larry began by handing out to each board member printed information provided to him by Briggs Engineering, Inc. after an initial site visit by consulting engineer Dean Briggs. The west property boundary line along 15th Street at the location of the retaining wall needs to be determined. Larry's handouts also included two survey maps which appeared to show locations of two endpoints of this 363-foot curved boundary line. In order to determine the intermediate boundary monuments, additional time and funding would be required. The cost would be determined by the extent of the investigation with an initial estimate being between $900 and $1,500 and $300 to set wood stakes along the curve at 90-foot intervals. To record the results of the survey in the property records of Ada County the cost was estimated to be $2,120.

A **Motion was made** and seconded **to locate the 15th Street property boundary line**. The Motion was **carried by Majority Vote.**

HotTub Installation. The RoofDeck and ceiling above the HotTub site was examined by DK Restoration on November 14th with Larry present. It was determined that the HotTub could be installed on the completed concrete foundation and a delivery scheduled. The HotTub would later be protected from damage during RoofDeck repairs. This concern brought up last board meeting, is now resolved. A handout was given diagraming the perimeter of the RoofDeck. Red markings denoting areas of rot of the wood joists structure. Except for repairs to the leading edge of this structure, overhead at the HotTub site the wood support structure was found to be sound. The announced arrival of the HotTub and beginning of installation was given as December 12th.

RoofDeck Project. The procedure for handling the RoofDeck repairs was discussed. The best time to begin this repair work would be springtime with no additional removal now of fascia or the concrete surface. The time between now and then would be dedicated to specific procedural steps taken and a timeline. The type surface material would then be considered.

The next handout in color was an overhead view of the RoofDeck showing the supporting wood joists and the rooms below. A discussion followed to determine what would be done about these rooms. The pool equipment room would remain as currently located. An option to create one upgraded unisex changing room and shower area was considered. Larry next turned attention to a handout showing options for several self-contained Sauna installations to replace the existing wood sauna. Its use over time had contributed to moisture deterioration of the wood joists of the RoofDeck above. Next, the best use of the additional square footage then available below the RoofDeck, is to be determined.

Since the RoofDeck Project will be paid through the established Funding Policy, requiring 30-day notice prior to the first payment, this topic will be discussed when cost, procedural steps and timeline are established.

Bylaws and the Funding Policy. Inclusion of the Funding Policy by amending the Bylaws was approved by the Board last meeting. The specific language and method for doing so was not established at this meeting but is to be written for consideration and approval at an upcoming board meeting.

Reserve Study. Larry reported he has requested current information from two companies that had previously provided options regarding the scope of their study and costs. This updated information will be provided to board members for an upcoming meeting.

State Statute 30-30-613. Discussion was tabled for a future board meeting.

The meeting was adjourned at 7:55 pm.

Byron Minton
Secretary/Treasurer